

Case Research

EMERALD HILLS RANCH ABANDONMENTS

PRE-APPLICATION NARRATIVE

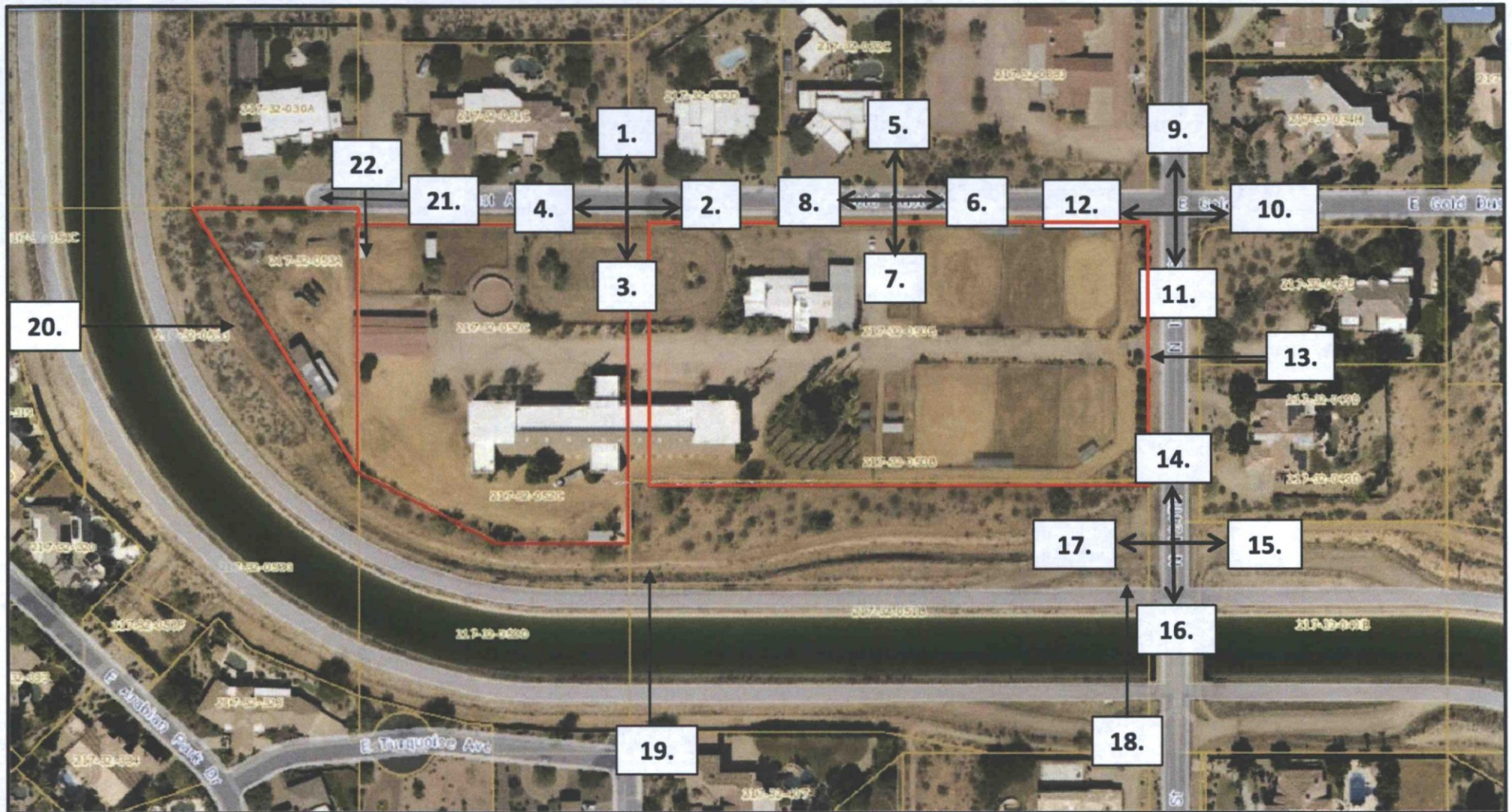
JUNE 26, 2018

Emerald Hills Ranch wishes to abandon GLO and other outdated easements that divide its property located at the southwest corner of 124th Street and Gold Dust Avenue. Such easements that enter onto Emerald Hills Ranch's property may have been appropriate prior to the development of the adjacent CAP Canal, but the Canal cuts off all access to the south and to the west, eliminating the need for the continued existence of any such easements. Emerald Hills Ranch would now like to abandon these easements.

In eliminating these easements, Emerald Hills Ranch has no intent to impact 124th Street or Gold Dust Avenue. The scope of those roads should continue to exist consistent with current City of Scottsdale plans and needs for both roads. It should be noted that Emerald Hills Ranch is not proposing any improvements to either of those roads at this time or by this application.

The easements are not functional. They do not provide any required access for either vehicles or utilities. The abandonment of these easements will not impact the current zoning or use of this property. Emerald Hills Ranch is not proposing to change the physical layout or use of its land in any manner in conjunction with this abandonment request. We are simply seeking to eliminate intrusions on our property that are no longer necessary.

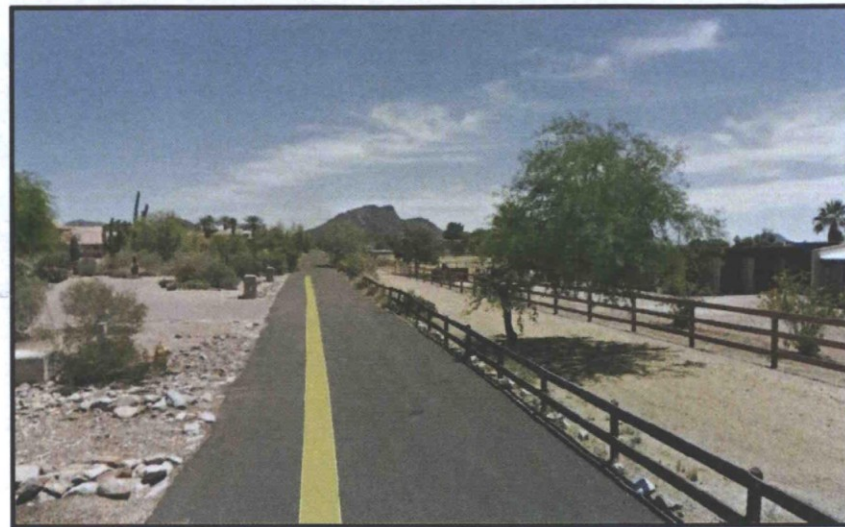
Site Context Photographs – 10030 N. 124th Street, Scottsdale



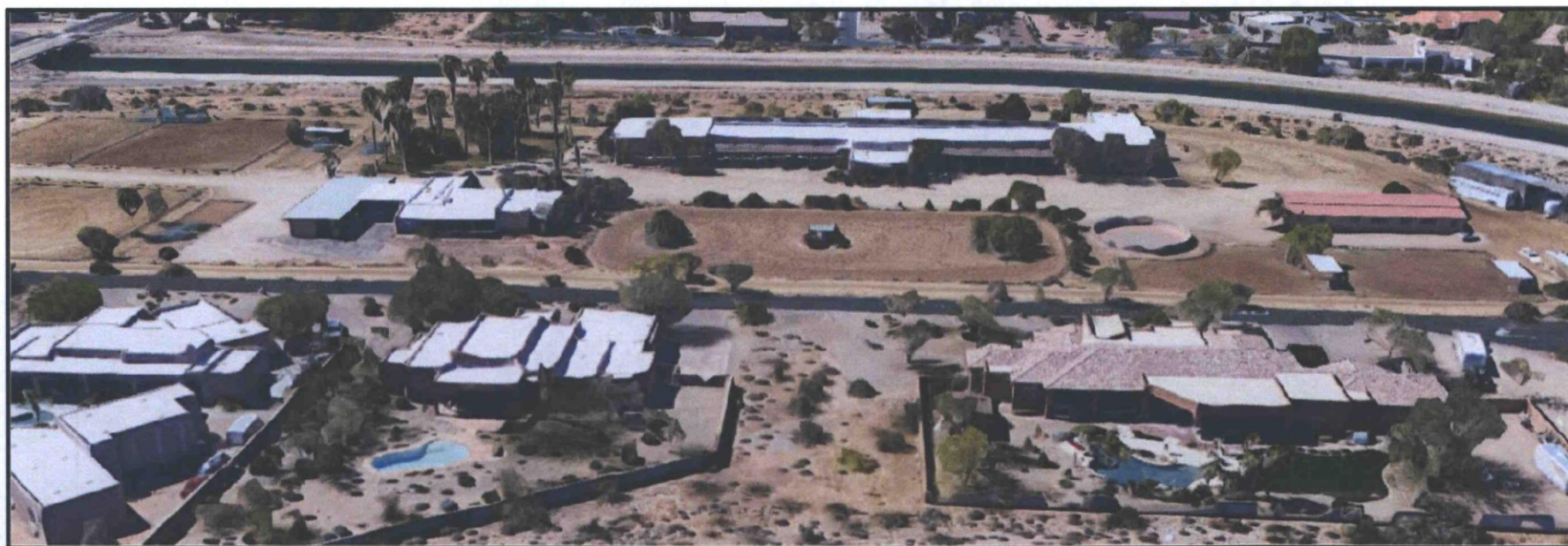
Property



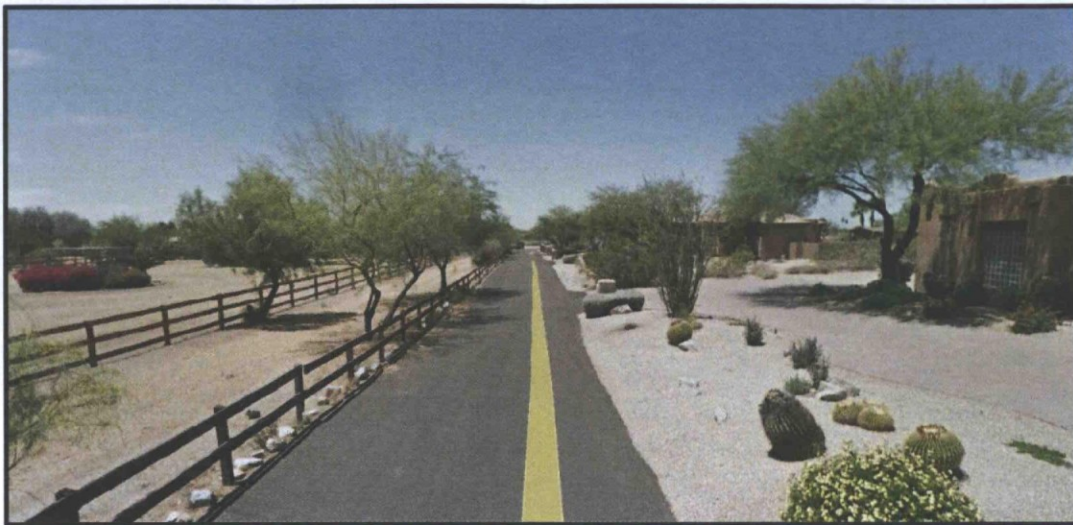
1.



2.



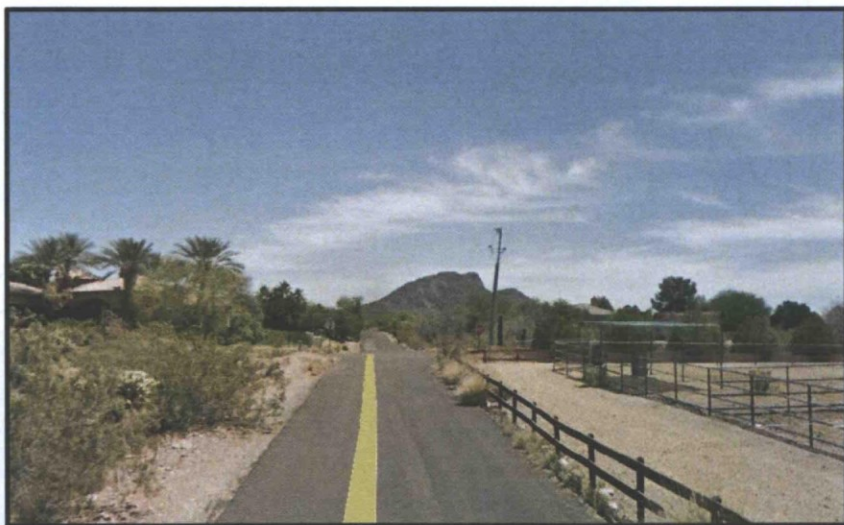
3.



4.



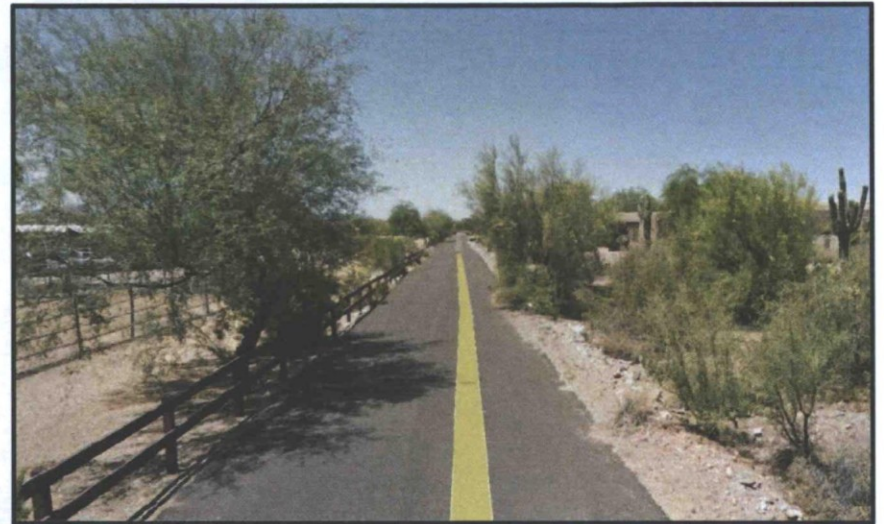
5.



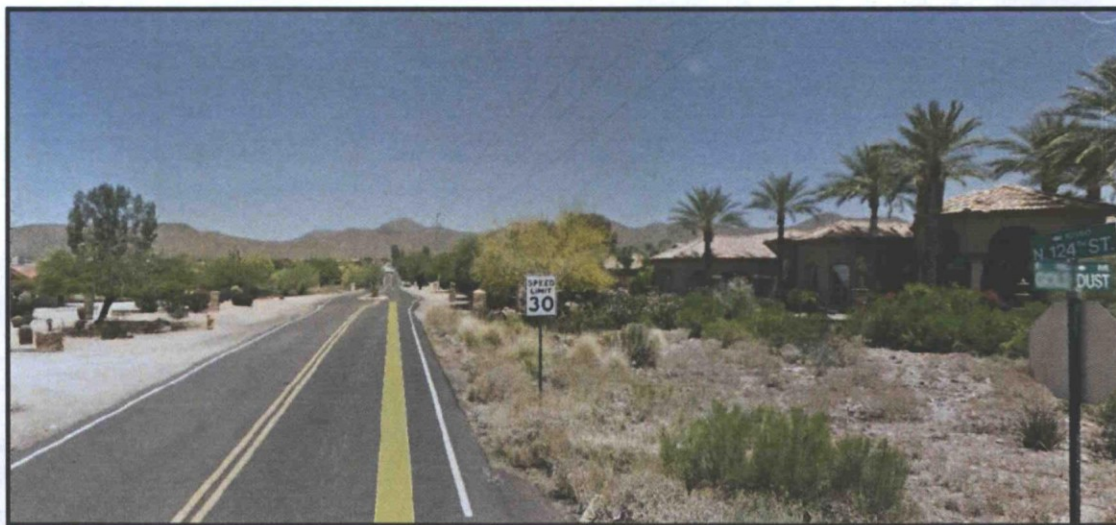
6.



7.



8.



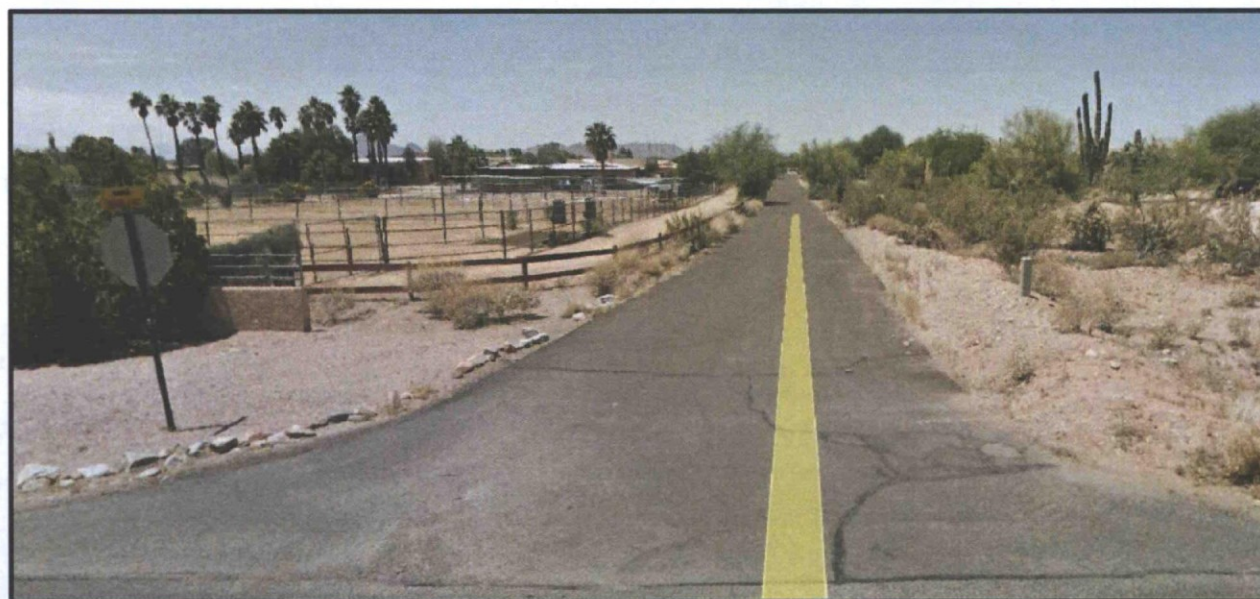
9.



10.



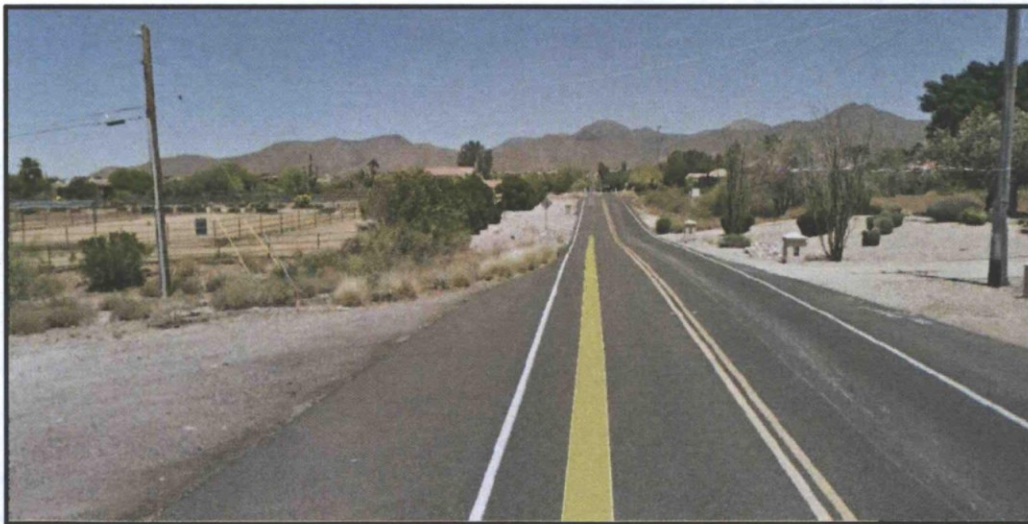
11.



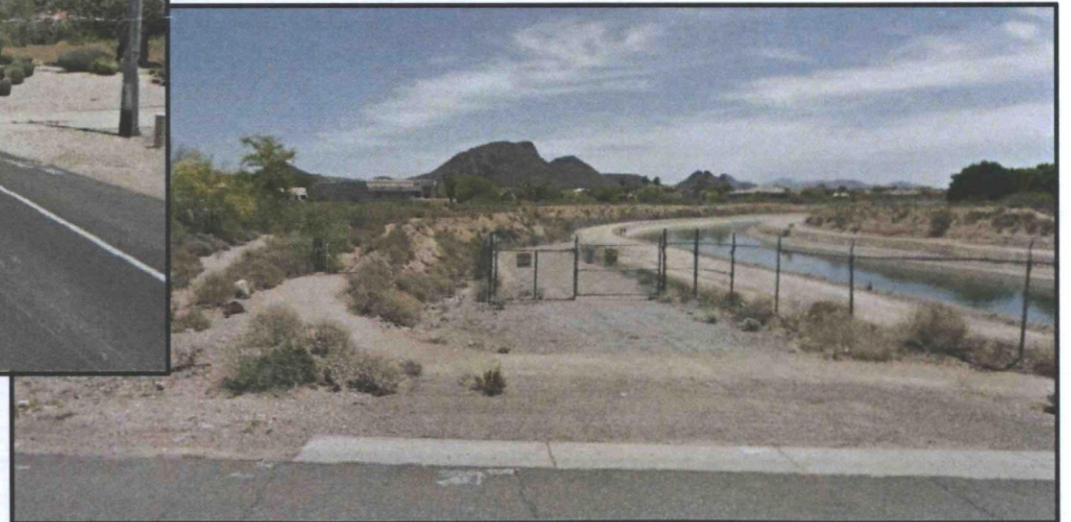
12.



13.



14.



15.



16.



17.



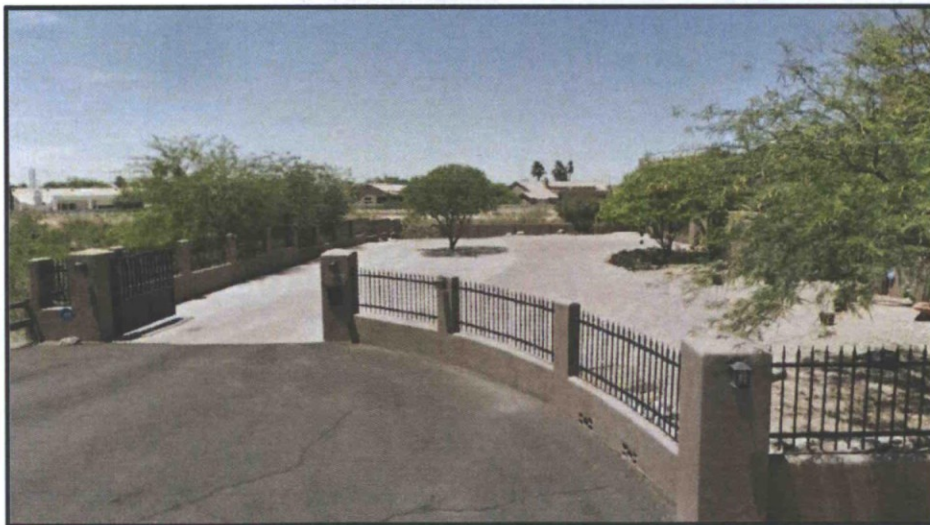
18.



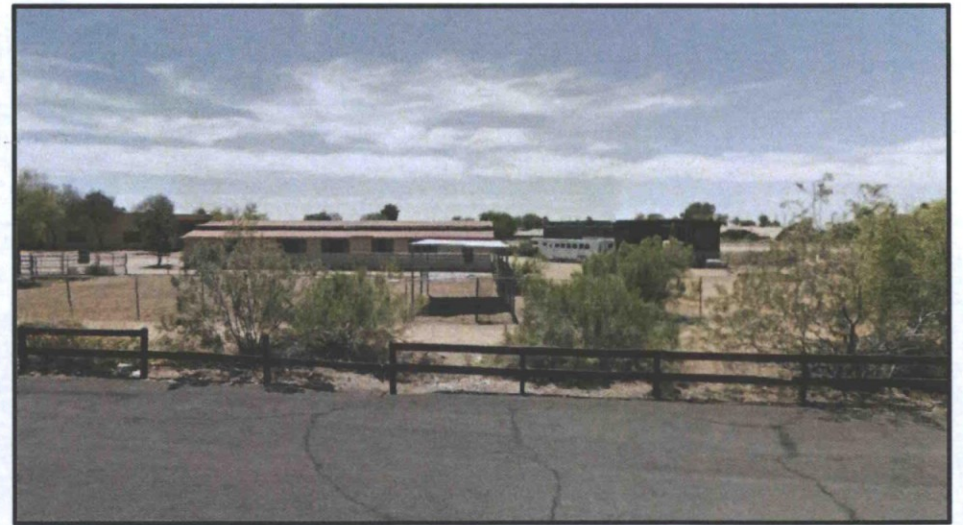
19.



20.



21.



22.

ABANDONMENT DETAIL FOR 10030 N. 124TH STREET, SCOTTSDALE AZ



N.T.S.

